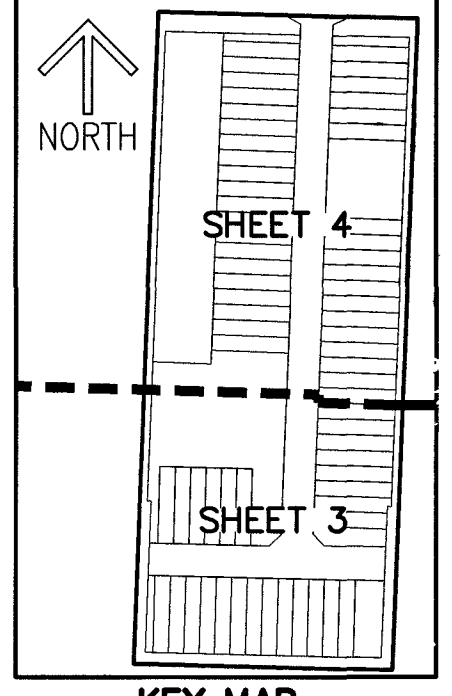


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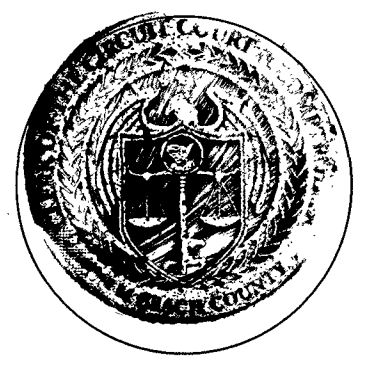
1

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 3:02 P.M.
THIS 26 DAY OF August
A.D. 2026 AND DULY RECORDED
IN PLAT BOOK 142 ON
PAGES 1 AND 4
SHANNON RAMSEY-CHESSMAN
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

BY:
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

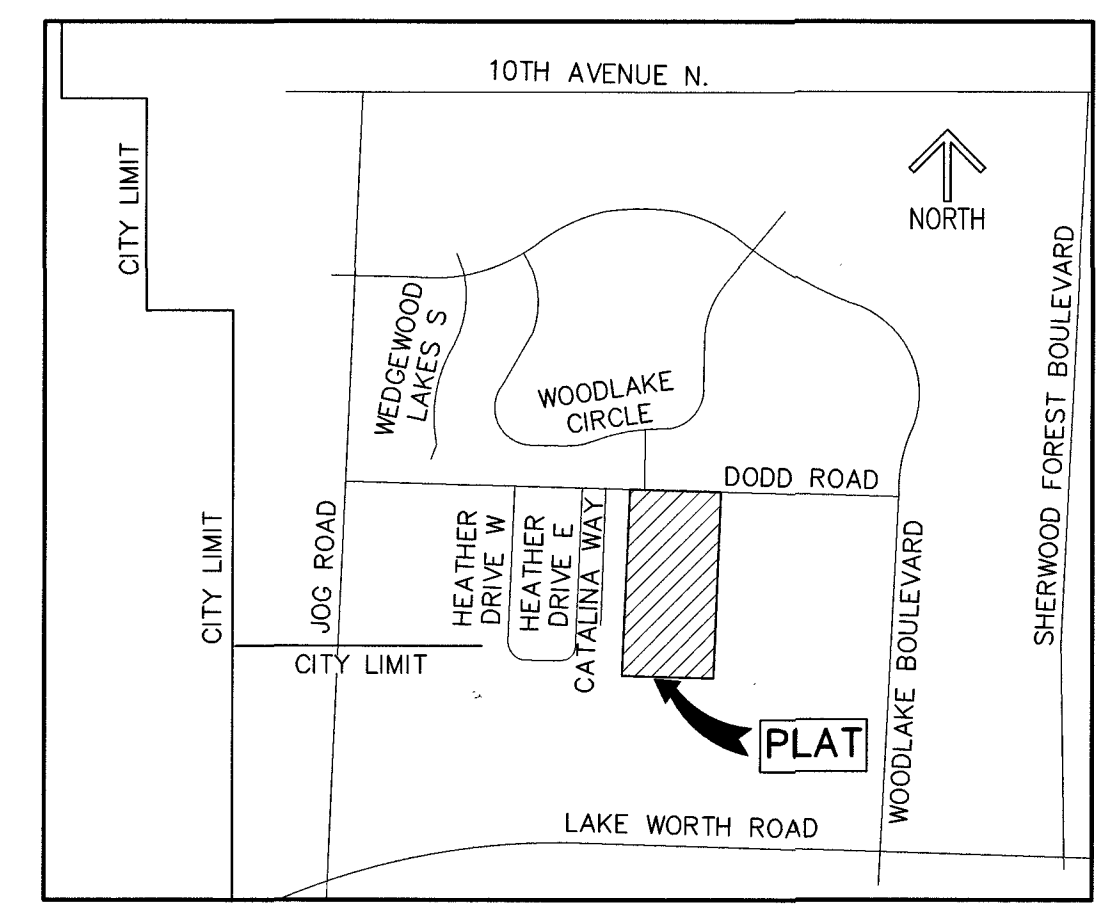


SHEET 1 OF 4

ASTORIA TOWNS

BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



LOCATION MAP
(NOT TO SCALE)

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PAN AM LB DODD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS ASTORIA TOWNS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE N63°05'41"W, A DISTANCE OF 1,114.39 FEET TO THE POINT OF BEGINNING; THENCE ALONG A LINE 480.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, N88°36'31"W, A DISTANCE OF 337.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF CATALINA ESTATES; ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 129, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID PROLONGED LINE AND ALONG SAID EAST LINE OF CATALINA ESTATES, N02°11'11"E, A DISTANCE OF 847.22 FEET TO THE NORTHEAST CORNER OF SAID CATALINA ESTATES; THENCE ALONG A LINE 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, S88°28'35"E, A DISTANCE OF 337.89 FEET; THENCE S02°12'13"W, A DISTANCE OF 846.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 286,014 SQUARE FEET OR 6.5660 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS A PRIVATE ROADWAY TRACT SERVING ADJUTING LOTS AND TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACT W1 (DRY RETENTION AREA), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL, UTILITIES, AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACT L1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACTS L2, L5 AND L6, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, ROOF OVERHANGS AND PARKING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

TRACTS L3, L4, L7, L8, L9, L10, L11 AND L12, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND ROOF OVERHANG PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, IF OTHERWISE APPROVED BY THE CITY OF GREENACRES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY THE CITY OF GREENACRES.

THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CITY OF GREENACRES, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROLLING ACCESS.

THE TRANSIT EASEMENT, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF GREENACRES, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF June, 2026.

PAN AM LB DODD, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY:
ADRIAN RIVAS
MANAGER

WITNESS:
PRINT NAME: Darlene de Paula
6123 Lyons Rd, Coconut Creek, FL 33073
WITNESS:
PRINT NAME: Maria Bolivar
6123 Lyons Rd, Coconut Creek, FL 33073

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 30 DAY OF June, 2026, BY ADRIAN RIVAS, AS THE MANAGER OF PAN AM LB DODD, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL LICENSE AS IDENTIFICATION.



(SEAL)

NOTARY PUBLIC

REBECCA Z. CORTES
PRINT NAME
MY COMMISSION EXPIRES: MAY 12, 2028
COMMISSION NUMBER: HH 481126

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF June, 2026.

ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS:
PRINT NAME: Darlene de Paula
6123 Lyons Rd, Coconut Creek, FL 33073
WITNESS:
PRINT NAME: Maria Bolivar
6123 Lyons Rd, Coconut Creek, FL 33073

ACKNOWLEDGEMENT:
STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 30 DAY OF June, 2026, BY ADRIAN RIVAS, AS PRESIDENT OF THE ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL LICENSE AS IDENTIFICATION.



(SEAL)

NOTARY PUBLIC

REBECCA Z. CORTES
PRINT NAME
MY COMMISSION EXPIRES: MAY 12, 2028
COMMISSION NUMBER: HH 481126

PAN AM LB DODD, LLC

ASTORIA TOWNS HOMEOWNERS ASSOCIATION, INC.



TABULAR DATA		
DESCRIPTION	ACRES	SQUARE FEET
AREA OF RESIDENTIAL LOTS	2.768	120,541
AREA OF TRACT R	0.976	42,528
AREA OF TRACT F	0.702	30,600
AREA OF TRACT W1	0.748	32,562
AREA OF TRACT L1	0.697	30,344
AREA OF TRACT L2	0.236	10,297
AREA OF TRACT L3	0.046	2,001
AREA OF TRACT L4	0.046	2,001
AREA OF TRACT L5	0.050	2,168
AREA OF TRACT L6	0.085	3,720
AREA OF TRACT L7	0.046	2,001
AREA OF TRACT L8	0.046	2,003
AREA OF TRACT L9	0.046	1,997
AREA OF TRACT L10	0.021	913
AREA OF TRACT L11	0.024	1,061
AREA OF TRACT L12	0.029	1,277
TOTAL AREA THIS PLAT	6.566	286,014

TABULAR LOTS DATA					
DESCRIPTION	ACRES	SQUARE FEET	DESCRIPTION	ACRES	SQUARE FEET
LOT 1	0.047	2,034	LOT 31	0.047	2,034
LOT 2	0.046	2,000	LOT 32	0.046	2,000
LOT 3	0.046	2,000	LOT 33	0.046	2,000
LOT 4	0.046	2,000	LOT 34	0.046	2,000
LOT 5	0.046	2,000	LOT 35	0.046	2,000
LOT 6	0.047	2,035	LOT 36	0.047	2,034
LOT 7	0.047	2,035	LOT 37	0.045	1,948
LOT 8	0.046	2,000	LOT 38	0.045	1,956
LOT 9	0.046	2,000	LOT 39	0.046	2,000
LOT 10	0.046	2,000	LOT 40	0.046	2,000
LOT 11	0.046	2,000	LOT 41	0.046	2,000
LOT 12	0.047	2,033	LOT 42	0.047	2,033
LOT 13	0.047	2,033	LOT 43	0.047	2,033
LOT 14	0.046	2,000	LOT 44	0.046	2,000
LOT 15	0.046	2,000	LOT 45	0.046	2,000
LOT 16	0.046	2,000	LOT 46	0.046	2,000
LOT 17	0.046	2,000	LOT 47	0.046	2,000
LOT 18	0.047	2,033	LOT 48	0.047	2,033
LOT 19	0.047	2,034	LOT 49	0.047	2,033
LOT 20	0.046	2,000	LOT 50	0.046	2,000
LOT 21	0.046	2,000	LOT 51	0.046	2,000
LOT 22	0.046	2,000	LOT 52	0.046	2,000
LOT 23	0.046	2,000	LOT 53	0.046	2,000
LOT 24	0.047	2,034	LOT 54	0.047	2,035
LOT 25	0.047	2,033	LOT 55	0.047	2,035
LOT 26	0.046	2,000	LOT 56	0.046	2,000
LOT 27	0.046	2,000	LOT 57	0.046	2,000
LOT 28	0.046	2,000	LOT 58	0.046	2,000
LOT 29	0.046	2,000	LOT 59	0.046	2,000
LOT 30	0.047	2,033	LOT 60	0.047	2,033

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I, TIMOTHY M. HUGHES, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PAN AM LB DODD, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 7-6-26

TIMOTHY M. HUGHES, ESQ.
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT OF ASTORIA TOWNS HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY OF GREENACRES, FLORIDA, THIS 6th DAY OF August, A.D. 2026.

BY:
ANDREA MCCUE, CITY MANAGER

BY:
DENISE MALONE, A.S.P., DIRECTOR OF DEVELOPMENT & NEIGHBORHOOD SERVICES

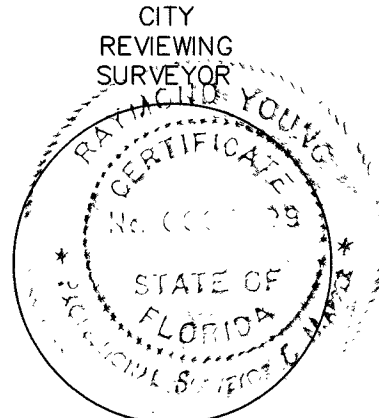
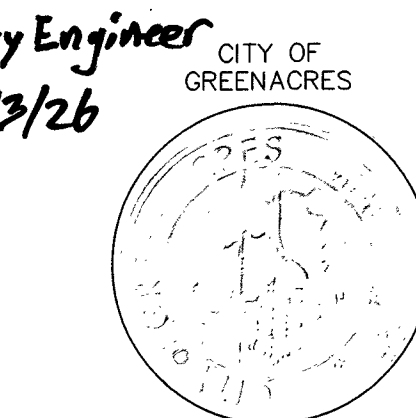
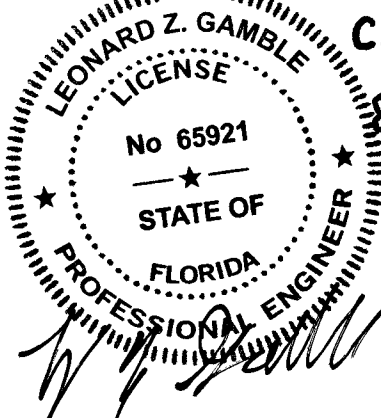
BY:
LEONARD Z. GAMBLE, P.E., CITY ENGINEER

ATTEST:
QUINTELLA MOORE, MMC, CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER FOR THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY:
RAYMOND YOUNG, PSM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5799
STATE OF FLORIDA

DATED: 07/14/26



SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S02°15'17"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
- RECORDING INFORMATION SHOWN HEREON IS IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).

SURVEYOR & MAPPER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF GREENACRES, FLORIDA.

DATED: 6/29/2026

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

